

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
SEPTEMBER 24, 2014**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of August 27, 2014, as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY
COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY,
OCTOBER 21, 2014:**

3. **Final Decision** to adjust west side setback to 6.2' (7.5' required), for existing addition, distance between main residence and accessory building to 16' (20' required), west side setback to 6.3' and rear setback to 5' (7.5' required for each), for existing wood-shed. Property located at 1200 West 80 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Diana Padin & Luis R. Santana

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, OCTOBER 14, 2014:

- 4. Variance** permit to allow an existing restaurant on property zoned M-1 (Industrial District) to sell, serve and permit for wine and beer to be consumed on premises with meals, State 2-COP licenses, where restaurant on M-1 shall not sell, offer for sale, deliver, serve or permit any alcoholic beverages, wine or beer to be consumed on the premises. Property located at 8200 West 32 Avenue, Bay #3, Hialeah, zoned M-1 (Industrial District)
Applicant: Hernan Hoyos
Tabled item from May 28th, June 11th, June 25th, August 13th & August 27th 2014
- 5. Variance** permit to allow the construction of a single-family residence on a substandard lot, having a frontage of 40' (75' required) and total area of 5,501 square feet, more or less, (7,500 square feet required). Property located at 758 East 30 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Laura Safonts /Luxury Events Rentals, Inc.
Tabled item from June 11th, June 25th, August 13th & August 27th 2014

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 6.** Old Business.
- 7.** New Business.
- 8.** Planner's Report.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.